

19TP007



CITY OF RAPID CITY

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MEMORANDUM

TO: Metropolitan Planning Organization Committees

FROM: Kelly Brennan, Planner II

DATE: 4/11/2019

RE: **19TP007 – 2016-2018 Socio-economic Report**

Attached for your information is a spreadsheet identifying residential and non-residential growth during the period from 2016 through 2018. Information provided is compiled from Rapid City, Box Elder, Summerset, Piedmont, Pennington County, and Meade County building permit data within the Rapid City Area Metropolitan Planning Organization boundary, grouped by the Neighborhood Boundaries.

During 2018, the Box Elder/Ellsworth AFB Area experienced the highest growth in single family housing units, with 73 new units, or 19.52% of the total, excluding negative growth. For multi-family housing units, the U.S. Highway 16 Area added 160 new units, or 51.61% of the total.

The North Rapid Area experienced the highest growth rate in retail square footage at 120,325 gross square feet, or 51.19% of the total excluding negative growth. Tru by Hilton, a 219-unit hotel located at 825 Eglin Street accounted for 118,595 square feet. The Elk Vale Neighborhood Area followed behind with 87,784 gross square feet, accounting for 37.35% of the total excluding negative growth. Best Western, a 97-unit hotel, located at 3723 Eglin Street accounted for 60,768 of this square footage.

The highest office/service growth occurred in the U.S. Highway 16 Neighborhood Area with 398,866 gross square feet, or 66.12% of the total increase. The Rapid City Regional Hospital accounted for the 369,017 square feet of the growth. The North Rapid



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Neighborhood Area followed with 75,623 gross square feet, or 12.54% of the total. Included in this square footage is the Youth and Family Services addition with 67,463 square feet.

For industrial square footage, the Box Elder/Ellsworth Neighborhood Area experienced the highest growth rate with 46,300 gross square feet, or 29.62% of the total, excluding negative growth. K&M Tire accounted for 28,140 of this square footage. The Northeast Neighborhood Area followed with 27,424 gross square feet, or 17.54% of the total, excluding negative growth.

The Airport Neighborhood Area experienced the highest growth for public uses with 7,246 gross square feet, or 32.92% of the total, excluding negative growth. This growth was due to Bighorn Canyon Ministries. The Southeast Connector Neighborhood Area followed with 5,442 gross square feet, or 24.72% of the total, excluding negative growth.

Also attached are 2018 Neighborhood development explanations showing highlights of the 2018 building permit data. Growth maps are also attached showing the percentage of growth in each Neighborhood area broken out by single family, multi-family, retail, office/service, industrial, and public uses.

STAFF RECOMMENDATION: Staff recommends acknowledging the 2016 - 2018 Socio-economic Report.



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